



City of Las Vegas

Agenda Item No.: 51.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: DECEMBER 11, 2018**

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: SUP-74837 SPECIAL USE PERMIT PUBLIC HEARING - APPLICANT/OWNER: ISIAIAH
5111 SERVIS MICHAEL FOR POSSIBLE action on a request for a Special Use Permit FOR A
PROPOSED 347 SQUARE FOOTAGE FOR ESTABLISHMENT (TAVERN) USE WITH A
WAIVER OF TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW THE USE
WITHIN A DEVELOPMENT WITH AN AGGREGATE ACREAGE OF 41.13 WHERE 50
ACRES IS THE MINIMUM REQUIRED at the southwest corner of Rome Boulevard and Riley
Street (APN 125-70-802-003), T-C (Town Center) Zone [SC-TC (Service Commercial - Town
Center) Special Land Use Description, Ward 5 (Fiore) [PRJ-74772]. Staff recommends
APPROVAL.

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

Planning Commission Mtg.

City Council Meeting

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps - SUP-74837 and SUP-74838 [PRJ-74772]
2. Special Map
3. Conditions and Staff Report - SUP-74837 and SUP-74838 [PRJ-74772]
4. Supporting Documentation - SUP-74837 and SUP-74838 [PRJ-74772]
5. Photo(s) - SUP-74837 and SUP-74838 [PRJ-74772]
6. Justification Letter - SUP-74837 and SUP-74838 [PRJ-74772]
7. Protest Postcards for SUP-74837 and SUP-74838 [PRJ-74772]
8. Submitted after Final Agenda Protest/Support Postcards for SUP-74837 and SUP-74838 [PRJ-74772]

Motion made by LOUIS DE SALVIO to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM
CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-VICKI QUINN)

PLANNING COMMISSION MEETING OF: DECEMBER 11, 2018

Minutes:

CHAIR CHERRY declared the Public Hearing open for Items 51 and 52.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is proposing to add a restaurant within an approved commercial subdivision. Entitlements for a Liquor Establishment, Tavern and Gaming are being requested in conjunction with the proposed restaurant. Staff is recommending approval of the requests as the commercial center is designed to accommodate the proposed uses, and they can be operated in a compatible manner with the surrounding adjacent uses. MR. GEBEKE noted that additional letters of protest and support were submitted since publication.

ATTORNEY TOM CELESTE, on behalf of the applicant, referenced the site map and discussed the layout of the property and surrounding areas. He noted that the overall site plan review and design were recommended for approval by the Planning Commission in April or May 2018. MR. CELESTE reviewed the amenities, some of which included an auto use, health club, and in-line retail shops. Referencing the site map, he pointed to the highlighted area and stated that this represented where the liquor establishment or tavern would be located.

MR. CELESTE addressed their application request. He noted that taking into consideration the Kohls Center, they are just shy of the 50 acres at 47 acres. And the use is well over 330 feet from the nearest residential property, and with it being located against the beltway, it is completely shielded from residential uses.

COMMISSIONER DE SALVE noted that a neighborhood meeting was held and one member from the community attended; however, they were there for a different neighborhood meeting. He felt the use was harmonious and compatible for the area and noted that he would be recommending approval since he had not received any opposition on this request.

See Item 52 for related background.

CHAIR CHERRY declared the Public Hearing closed for Items 51 and 52.